Bk 29 14995

This instrument prepared by:
Fidelity Residential Solutions
136 Longwater Drive
Norwell, MA 02061
461839 481812
Kay Long

Davidson County DEEDWARR
Recvd: 01/30/06 14:25 3 pgs
Fees:18.00 Taxes:543.90
20060130-0011479

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) CarMax Auto Superstores, Inc.	(NAME) New Owner	Map 64-16-D
(STREET ADDRESS OR ROUTE NUMBER) 4900 Cox Road Glen Allen, VA 23060	(STREET ADDRESS)	Parcel 228 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Detrunda Howse, an unmarried woman have this day bargained and sold, and do hereby transfer and convey unto the said CarMax Auto Superstores, Inc.

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

STATE OF Tennessee
COUNTY OF Williamson *The actual consideration or value whichever is greater, for this transfer is $* 147,000.00

Affiant Joanie Collins

Subscribed and sworn to before me this the 27th *day of* January 2006

Notary Public Caroline Chappell

My commission expires: 9-22-07 *(Affix Seal)*

CAROLINE CHAPPELL NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

This is unimproved ( ), known as 3101 Remington Park Court, Hermitage, TN 37076

improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 5th *day of* December, 2005, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Detrunda Howse

Detrunda Howse

STATE OF North Carolina
COUNTY OF Mecklenburg

OFFICIAL SEAL
Notary Public, North Carolina
County of Mecklenburg
JOHN SIMPSON III
My Commission Expires 4-20-2008

Personally appeared before me, JOHN Simpson, *a Notary Public in and for said County and State, Detrunda Howse, the within named bargainor* Single *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 5th *day of* December, 2005.

(This area for official notarial seal)

Notary Public
My Commission Expires:

OFFICIAL SEAL
Notary Public, North Carolina
County of Mecklenburg
JOHN SIMPSON III
My Commission Expires 4-20-2008

STATE OF
COUNTY OF

Personally appeared before me, _____, *a Notary Public in and for said County and State, , the within named bargainor* _____ *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this _____ *day of* _____, _____.

(This area for official notarial seal)

Notary Public
My Commission Expires:

OFFICIAL SEAL
Notary Public, North Carolina
County of Mecklenburg
JOHN SIMPSON III
My Commission Expires 4-20-2008

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Section Four, Truxton Park, of record in Instrument No. 200205280064435, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Detrunda Howse by quitclaim deed from James Crawley of record in Instrument No. 20051228-0155784, said Register's Office.

(P05-2671-BW.PFD/P05-2671-BW/9)